



THE HOUSES SPECIFICATIONS

BUILDING WARRANTY

- ◆ HomeBond 10 year structural warranty

KITCHENS

Individually designed and installed to include:

- ◆ Soft close doors and drawers
- ◆ Under cabinet lighting
- ◆ Branded integrated appliances: Dishwasher, Larder Fridge, Larder Freezer, Multi function oven, Microwave, Ceramic Hob & Extractor hood
- ◆ Stone worktop and upstand with grooved drainer and under mount sink
- ◆ Brushed stainless steel sockets above worktops
- ◆ Stainless steel sink and mixer tap

UTILITY ROOM

- ◆ To match kitchen units and worktops
- ◆ Stainless steel sink with mixer tap
- ◆ Space with services for washing machine and tumble dryer

BATHROOM / EN-SUITES

- ◆ Polished chrome brassware
- ◆ Porcelain tiles to bath panel, floors and selected walls
- ◆ Polished chrome heated towel rail
- ◆ Mirrored Vanity cabinets over basin and WC with shaver socket

INTERIOR FINISHES

- ◆ Smooth finish to all walls and ceilings, painted in white emulsion
- ◆ All joinery painted in white satin wood
- ◆ Flush painted doors with satin finish ironmongery
- ◆ Contemporary grooved skirting and architrave
- ◆ Porcelain tiling laid to kitchen, WC, bathrooms, utility room and en-suites

HEATING & VENTILATION SYSTEMS

- ◆ Pressurised hot & cold water supplies to bathrooms & en-suites
- ◆ Gas fired central heating system to radiators
- ◆ Continuous mechanical extract ventilation system with humidity control

ELECTRICAL FITTINGS

- ◆ Recessed LED down lighters to kitchen, bathroom / en-suite, WC and utility room
- ◆ Pendant fitting for feature light fitting (by purchaser) to hallway, landing, bedrooms and living / dining rooms
- ◆ External power socket to rear garden
- ◆ TV points (for Virgin Media) to living room, kitchen and bedrooms
- ◆ Data cabling (for internet/broadband/telephones) to living room, family room and bedrooms
- ◆ Roof mounted photovoltaic panels serving each house

SECURITY & SAFETY

- ◆ Hard wired security alarm installation
- ◆ Mains powered smoke detectors to hallways, sitting room, family room, bedrooms and heat detector to kitchen
- ◆ Carbon monoxide detector adjacent to gas boiler

EXTERIOR

- ◆ Private carport with parking for 2 cars with automated carport door
- ◆ Private rear garden with access from carport
- ◆ Garden tap
- ◆ Glazed patio doors
- ◆ High performance UPVC double glazed windows
- ◆ Hardwood front entrance door with multi point locking

COMPLETION & HANDOVER

- ◆ Comprehensive handover pack will be included with the sale of each house



TO CITY CENTRE

44 mins / 32 bus



TO CITY CENTRE (O'Connell Street)

Via R107 - 38 mins - 17km
Via R106 - 36 mins - 19km



20 minutes to Malahide Village

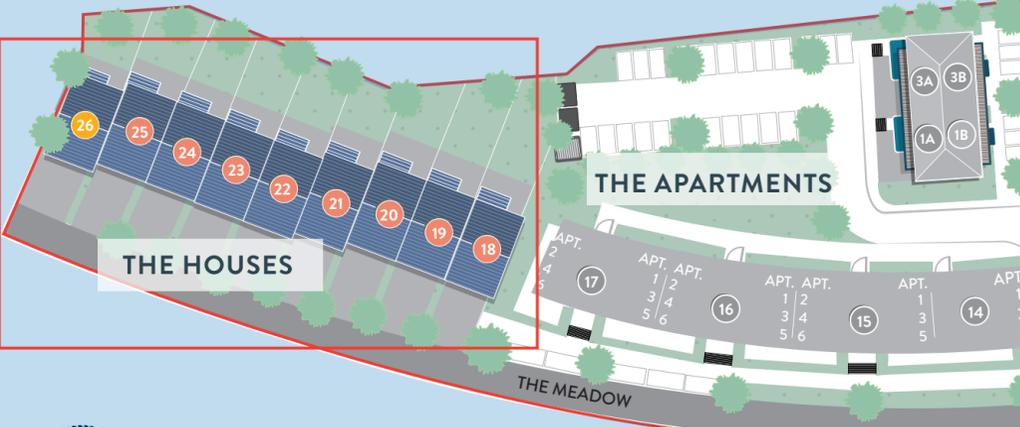


DART

19 mins to Dublin Connolly

TYPE R

4 Bed Mid Terrace House



THE HOUSES

THE APARTMENTS

THE MEADOW



SITE PLAN

Plans are for illustrative purposes only. Layouts may vary.

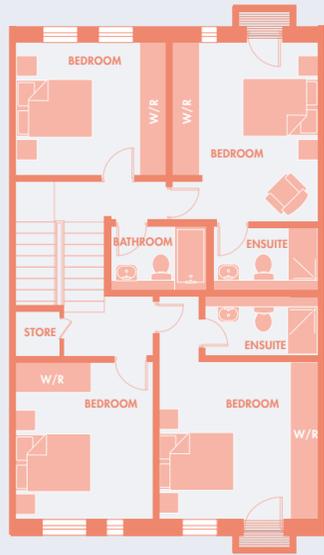
HOUSE TYPE R



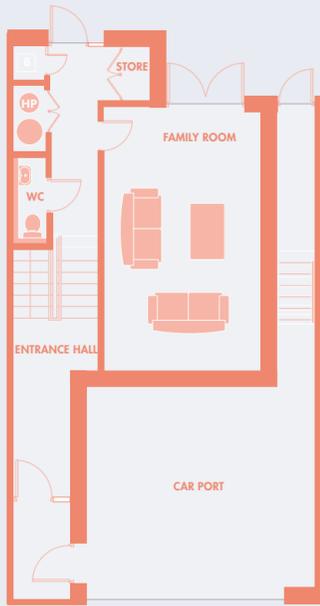
4 BEDROOM

Mid Terrace House

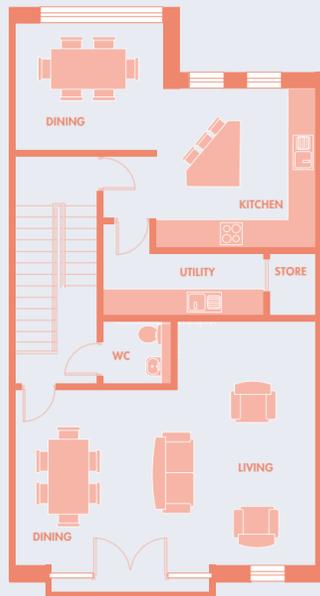
219 sq.m / 2357 sq.ft



Second Floor



Ground Floor



First Floor

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HOLLYBROOK



ROBSWALL

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PSRA Licence: 001880



The Houses